



## NOTICE OF TEMPORARY USE PERMIT

The Alberni-Clayoquot Regional District's Board of Directors will consider issuing a Temporary Use Permit at their next meeting.

### MEETING DETAILS

**When:** Wednesday, February 25, 2026 at 1:30 pm

**Where:** Alberni-Clayoquot Regional District (ACRD) office located at 3008 Fifth Avenue, Port Alberni, BC. Electronic, call-in, or in-person attendance options are available.

### WHAT'S THIS ABOUT?

**File #:** TUP22007R

**Property Owners/Applicants:** Andre-Anne Baril-Dionne, Glen C Kaikkonen, Vincent M Kimola, Cowland Cottage Enterprises LTD.

**The subject property** is located at 2660 Tofino-Ucluelet Highway and is legally described as THAT PART OF BLOCK A OF DISTRICT LOT 483, CLAYOQUOT DISTRICT, LYING TO THE NORTH OF A LINE PARALLEL TO AND PERPENDICULARLY DISTANT 200 FEET FROM THE NORTHERLY BOUNDARY OF SAID BLOCK.

**The property owners have applied for a Temporary Use Permit (TUP) to allow for the continued operation of a campground consisting of 34 unserviced/partially serviced (hydro only) sites and 15 serviced sites for long-term (monthly) and short-term (daily) rental.**

### HOW CAN I LEARN MORE?

All related information, including background documents, report and permit, is available at the ACRD office and linked as supplementary information on the ACRD website at [www.acrd.bc.ca/events/25-2-2026/](http://www.acrd.bc.ca/events/25-2-2026/).

Planning staff can answer questions in person, through email, or by phone during regular office hours 8:00 am to 4:30 pm, Monday through Friday, excluding statutory holidays.

If you would like to attend the Board of Directors Meeting, you can do so in person at the ACRD office, or electronically on our website at [www.acrd.bc.ca/events/25-2-2026/](http://www.acrd.bc.ca/events/25-2-2026/).

### PROVIDE INPUT!

Providing an opportunity for public input is a top priority for the ACRD. Written correspondence can be submitted by:

- Hard copy delivered to the ACRD office in person or by mail
- Email sent to [planning@acrd.bc.ca](mailto:planning@acrd.bc.ca)

Email submissions will only be considered received if receipt confirmation is provided by ACRD staff.

Written submissions must be received by **4:30 pm on Tuesday, February 24, 2026.**

Alternatively, if you wish to appear as a delegation to present your views to the Board in person or electronically, please fill out the Delegation Request Form on the ACRD website at [www.acrd.bc.ca/delegation](http://www.acrd.bc.ca/delegation) and submit the completed form by **12:00 pm on Thursday, February 19, 2026.** For further information or assistance with the Delegation Request Form contact us at 250-720-2700.

### ASK US!

If you have questions or experience technical difficulties with website access, Planning staff are available to provide assistance during regular office hours 8:00 am to 4:30 pm, Monday through Friday, excluding statutory holidays. We can be reached at:

**Alberni-Clayoquot Regional District**  
Planning Department  
3008 Fifth Ave, Port Alberni, BC V9Y 2E3  
Phone: 250-720-2700  
Email: [planning@acrd.bc.ca](mailto:planning@acrd.bc.ca)





**To:** ACRD Board of Directors

**Meeting Date:** December 10, 2025

**From:** Alima Khoja, Planner 1

**Voting Structure:** Electoral Area Directors

**Electoral Area:** C - Long Beach

**Subject:** Temporary Use Permit TUP22007R - 2660 Tofino-Ucluelet Highway (Kimola; Kaikkonen; Cowland; Baril-Dionne)

**Recommendation:**

**THAT the Alberni-Clayoquot Regional District Board of Directors consider issuing TUP22007R subject to:**

- a. Safe and suitable access to the site confirmed by the Ministry of Transportation and Transit and the Ucluelet Fire Department.**
- b. Neighbour notification in accordance with Section 494 of the Local Government Act.**

**Development Proposal:** The property owners have applied to renew a Temporary Use Permit (TUP) issued in August 2022 to allow for the continued operation of a campground known as the Lost Shoe Campground and located at 2660 Tofino-Ucluelet Highway. The renewed TUP would include the operation of campsite consisting of 34 unserviced/partially-serviced (hydro only) sites and 15 serviced sites for long-term (monthly) and short-term (daily) rental.

**Advisory Planning Commission Recommendation:** The Long Beach APC reviewed the application at their December 1<sup>st</sup> meeting and passed a recommendation to support this application as presented.

**Property Owner(s):** Andre-Anne Baril-Dionne, Glen C Kaikkonen, Vincent M Kimola, Cowland Cottage Enterprises LTD.

**Applicant/Primary Contact:** Glen C Kaikkonen

**Property Information:**

<b>Civic Address:</b>	2660 Tofino-Ucluelet Highway						
<b>Legal Description:</b>	THAT PART OF BLOCK A OF DISTRICT LOT 483, CLAYOQUOT DISTRICT, LYING TO THE NORTH OF A LINE PARALLEL TO AND PERPENDICULARLY DISTANT 200 FEET FROM THE NORTHERLY BOUNDARY OF SAID BLOCK						
<b>PID:</b>	009-008-918	<b>Folio:</b>	770-03464.850	<b>ALR? (Y/N)</b>	N	<b>Lot Size (ha):</b>	2.42 (5.98 ac)
<b>Current Zoning:</b>	MAC - Mixed Accommodation Commercial District	<b>Proposed Zoning:</b>	N/A				
<b>Current OCP:</b>	South Long Beach, Recreational Commercial Use	<b>Proposed OCP:</b>	N/A				
<b>Development Permit Area(s):</b>	N/A						

**Current Use & Description:** The 2.42 ha (5.98 ac) property, located south of the Tofino-Ucluelet Highway junction, is currently operated as a campground under an existing Temporary Use Permit, offering a mix of serviced and unserviced campsites for short-term and long-term stays. This application seeks to renew the permit to continue the same use that would include 34 unserviced/partially-serviced sites and 15 serviced sites intended for a mix of long-term (monthly) and short-term (daily) rental. The property is currently zoned Mixed Accommodation Commercial (MAC) District which permits a maximum of 24 campsites.

#### Surrounding Zoning and Land Use

North: Crown Land zoned Forest Reserve (A4) District	South: Campground Commercial (C8B) District/Storage Warehouse (SW1) District
East: Campground Commercial (C8B) District	West: Crown Land zoned Forest Reserve (A4) District

#### Services:

- Sewage Disposal:** On-site sewage disposal system. A type 3 engineered sewage treatment system was installed and certified by Island Health in August 2011.
- Water Supply:** On-site water. The well, pump and water treatment system have been inspected and approved by Island Health and a permit to Operate a Water Supply System was granted in January 2013. When the TUP was first considered, records showed that regular testing was being completed as required by Island Health.
- Fire Protection:** The parcel is protected by the Ucluelet Volunteer Fire Department under the South Long Beach Fire Protection Service agreement.
- Access:** The property is accessed from the Tofino-Ucluelet Highway, approximately 400 metres south of the junction with the Pacific Rim Highway. The Ministry of Transportation and Transit requires a Commercial Access Permit for the access into a commercial business.

#### Planning Policy Discussion:

- Official Community Plan:** The parcel is designated as Recreational Commercial Use in the South Long Beach OCP. The designation is intended to support the operation of campgrounds and provide opportunities for activities complementary to commercial uses. The OCP includes objectives for protecting existing recreational commercial uses and to allow for limited expansion of appropriate small-scale recreational commercial uses. The parcel is not within a Development Permit Area (DPA). The OCP supports the consideration of Temporary Use Permits in all land use designations for a period of up to three years.

*This proposal generally complies with the requirements of the South Long Beach Official Community Plan.*

- Zoning:** The property falls within the Mixed Accommodation Commercial (MAC) District. With a lot size of 2.42 ha (5.98 ac), the MAC zoning allows a density of up to twelve (12) cottages and twenty-four (24) campsites. This zone is primarily intended for short-term accommodation. In this case, the property owner proposes to continue operating a larger campground without cottage development, offering both daily and monthly options. No cottage will be utilized as a dwelling unit.

	Current:
Minimum Lot Area (ha)	1
Minimum Lot Width (m)	100

Principal & Accessory Front Yard Setback (m)	10
Principal Side Yard Setback (m)	10
Principal Rear Yard Setback (m)	10
Accessory Side Yard Setback (m)	0.9
Accessory Rear Yard Setback (m)	0.9
Watercourse Setback (m)	30

***This Temporary Use Permit renewal application seeks to allow continued operation of 34 campsites – including unserviced/partially serviced (hydro only) sites and 15 fully serviced sites – for both long – term (monthly) and short – term (daily) stays.***

**Temporary Use Permit conditions:** The Temporary Use Permit to operate the existing 49 campsites, with a mix of unserviced/partially-serviced/serviced sites intended for both long-term residence and short-term vacation accommodation, may be subject to the following conditions and any other conditions that the ACRD Board of Directors deems appropriate at the time of issuance:

1. This permit is issued to allow for the operation of a campground consisting of 34 unserviced/partially serviced (hydro only) sites and 15 serviced sites for long-term (monthly) and short-term (daily) rental.
2. All structures on the property will be used for storage, office use, bicycle rentals, and security. No structure or cottage will be utilized as a dwelling unit.
3. Emergency management and security policies are to be available for review by ACRD staff and enforced by the applicant. There shall be a posted quiet time of 10 pm.
4. An overall site layout map of the campground shall be posted at the entrance to the property and each campsite shall have a clearly marked site number.
5. Fire suppression equipment must always be available on site.
6. Access to the campground must comply with all requirements of a Commercial Access Permit issued by the Ministry of Transportation and Transit.
7. Access points and internal access roads must be designed to accommodate suitable access for emergency vehicles and fire apparatus, and allow for safe access/egress for all vehicles in the event of an emergency that requires evacuation of the site.
8. Garbage disposal and recycling facilities will be provided and maintained daily to reduce attractants for wildlife.
9. Adequate washroom facilities and access to potable water must be available to customers, tenants, and visitors to the site.
10. Staff and/or the owner or caretaker will always be available on site.
11. Contact information for staff and/or the owner or caretaker, and a copy of the TUP, must be visible in a public location.
12. On-site parking shall be provided in accordance with the off-street parking regulations in the ACRD Zoning Bylaw.
13. This permit is valid for three (3) years from the date of execution.
14. At the time this permit expires, the property owner may apply to rezone the property or return the property to the original use permitted under the current zoning.
15. If the conditions of this permit are not met or if there is a change of ownership of the property, the ACRD may rescind or terminate the TUP.

**Comments:** The property owners are preparing an application to rezone the subject property to support the continued operation as the Lost Shoe Campground. In preparation for future rezoning, the property owners are applying for a TUP renewal, as an interim measure, to bring the current operation into compliance while they consider the future density, servicing, and management structure for the campground. With the ongoing demand for legal and safe camping areas on the West Coast, and in consideration of temporary and shorter-term housing needs in the area, the renewal of the TUP would be an appropriate interim solution.

Staff recommend that the Board consider Temporary Use Permit TUP22007R, subject to confirmation from the Ministry of Transportation and Transit and the Ucluelet Fire Department that safe and suitable access to the site is provided and subject to neighbour notification. The public notice process will allow for community feedback on the operation of the campground in accordance with the conditions of use outlined in the TUP.

Submitted by: *Alex Dyer*  
Alex Dyer MCIP RPP, General Manager of Planning & Development

Reviewed by: *Cynthia Dick*  
Cynthia Dick, General Manager of Administrative Services

Approved by: *Daniel Sailland*  
Daniel Sailland, MBA, Chief Administrative Officer

**TUP22007 – Lost Shoe Campground, 2660 Tofino Ucluelet Highway  
Site Photos taken April 12, 2022**

**EASTERN HALF OF PROPERTY:**



Structure potentially being used as a dwelling unit, with highway in the background.



Long-term/short-term tenants in eastern portion of property.



Long-term/short-term tenants in eastern portion of property.



Long-term/short-term tenants in eastern portion of property.



Structure potentially being used as a dwelling unit.



Structure potentially being used as a dwelling unit.



Structure potentially being used as a dwelling unit (behind fence).

WESTERN HALF OF PROPERTY:



Unserviced sites area and office structure.



Unserviced sites area.



Unserviced sites area.



Unserviced sites area.

# PERMIT to OPERATE

## A WATER SUPPLY SYSTEM

Water System Name: **LOST SHOE CAMPGROUND**  
Premises Number: **KCYR-8W6PS4**  
Premises Address: **2660 Tofino-Ucluelet Highway  
Ucluelet, BC  
V0R 3A0**  
Water System Owner: **Kimola-Kaikkonen**

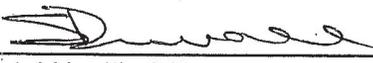
Kimola-Kaikkonen is hereby permitted to operate the above potable water supply system and is required to operate this system in accordance with the Drinking Water Protection Act and in accordance with the conditions set out in this operating permit and conditions established as part of any construction permit.

The water supply system for which this operating permit applies is generally described as:

Service Delivery Area: **Ucluelet**  
Source Water: **Lost Shoe Campground Well**  
Water Treatment methods are: **Ion Exchange**  
Water Disinfection methods are: **Ultra Violet**  
Number of Connections **15-300 Connections - DWC**

Operating conditions specific to this water supply system are in Appendix A.

Date: January 25, 2013

Issued By:   
Environmental Health Officer

**This permit must be displayed  
in a conspicuous place and is not transferable**

Place Decal Here

## APPENDIX A

### WATER SYSTEM OPERATING CONDITIONS FOR

#### LOST SHOE CAMPGROUND

2660 Tofino-Ucluelet Highway

Ucluelet, BC, V0R 3A0

## APPENDIX A

*The permit holder is advised that the following Terms and Conditions are in addition to other legislated responsibilities and obligations.*

*Ensure familiarity with:*

*Drinking Water protection Act (SBC 201) Chapter 9*

*Drinking water Protection Regulation (BC Reg. 200/2003)*

### 1. Monitoring and Sampling

Adhere to monitoring requirements to ensure the efficacy of disinfection and treatment technology according to industry standards. Adhere to a sampling program as approved by the Drinking Water Officer (DWO), and maintain detailed and accurate records of all monitoring performed. The sampling program is to include the following:

- Bacteriological Testing (including Iron Related Bacteria)
- Testing of physical and chemical parameters

### 2. Operation and Maintenance

Adhere to Maintenance and Operating Procedures as approved by the Drinking Water Officer and abide by BCWWA standards or equivalent.

Maintenance and Operating Procedures shall address:

- Well and wellhead protection
- Disinfection and Treatment Equipment
- Location/availability of spare equipment and parts
- Distribution System

### 3. Operator Training

Provide an operator with training acceptable to the DWO to operate the water system at all times. Minimum training required is the Water Safe Certification.

Date: January 25, 2013



Environmental Health Officer



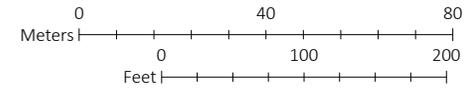
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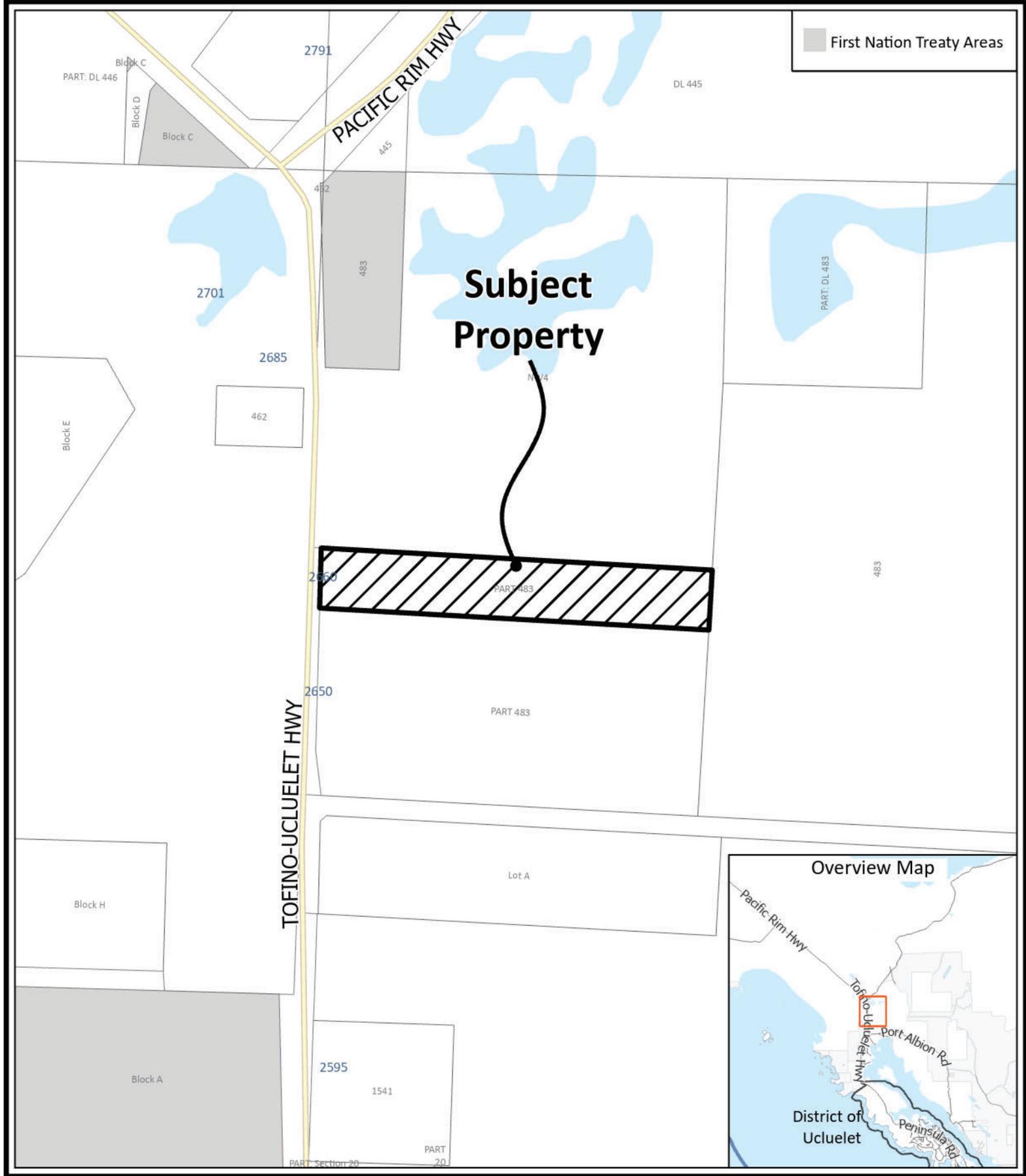
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### Lost Shoe Campground, 2660 Tofino-Ucluelet Highway

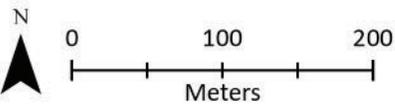
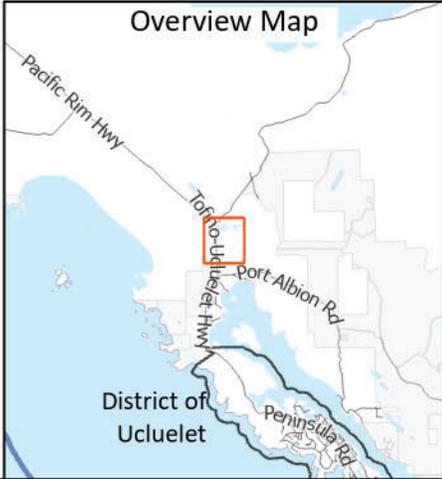
Prepared 28 April 2022, ACRD  
Google Satellite imagery





■ First Nation Treaty Areas

**Subject Property**



Legal description: THAT PART OF BLOCK A OF DISTRICT LOT 483, CLAYOQUOT DISTRICT, LYING TO THE NORTH OF A LINE PARALLEL TO AND PERPENDICULARLY DISTANT 200 FEET FROM THE NORTHERLY BOUNDARY OF SAID BLOCK



**TUP22007R**

Whereas, pursuant to Section 493 of the *Local Government Act*, a local government may by resolution, on application of a property owner, issue a temporary use permit;

A Temporary Use Permit is hereby issued to:

**Name:** ANDRE-ANNE BARIL-DIONNE, GLEN C KAIKKONEN, VINCENT M KIMOLA, COWLAND COTTAGE ENTERPRISES LTD.

**Address:** 2660 TOFINO-UCLUELET HWY, UCLUELET, BC

With respect to:

**Legal Description:** THAT PART OF BLOCK A OF DISTRICT LOT 483, CLAYOQUOT DISTRICT, LYING TO THE NORTH OF A LINE PARALLEL TO AND PERPENDICULARLY DISTANT 200 FEET FROM THE NORTHERLY BOUNDARY OF SAID BLOCK

**PID:** 009-008-918

The Alberni-Clayoquot Regional District (ACRD) hereby issues a Temporary Use Permit (TUP) subject to the conditions as follows:

1. This permit is issued to allow for the operation of a campground consisting of 34 unserviced/partially serviced (hydro only) sites and 15 serviced sites for long-term (monthly) and short-term (daily) rental.
2. All structures on the property will be used for storage, office use, bicycle rentals, and security. No structure or cottage will be utilized as a dwelling unit.
3. Emergency management and security policies are to be available for review by ACRD staff and enforced by the applicant. There shall be a posted quiet time of 10 pm.
4. An overall site layout map of the campground shall be posted at the entrance to the property and each campsite shall have a clearly marked site number.
5. Fire suppression equipment must always be available on site.
6. Access to the campground must comply with all requirements of a Commercial Access Permit issued by the Ministry of Transportation and Transit.
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8. Garbage disposal and recycling facilities will be provided and maintained daily to reduce attractants for wildlife.
9. Adequate washroom facilities and access to potable water must be available to customers, tenants, and visitors to the site.
10. Staff and/or the owner or caretaker will always be available on site.
11. Contact information for staff and/or the owner or caretaker, and a copy of the TUP, must be visible in a public location.
12. On-site parking shall be provided in accordance with the off-street parking regulations in the ACRD Zoning Bylaw.

13. This permit is valid for three (3) years from the date of execution.
14. At the time this permit expires, the property owner may apply to rezone the property or return the property to the original use permitted under the current zoning.
15. If the conditions of this permit are not met or if there is a change of ownership of the property, the ACRD may rescind or terminate the TUP.

In accordance with the provision of Section 493 of the *Local Government Act*, approval of this permit was given by resolution of the Regional District of Alberni-Clayoquot Board of Directors on \_\_\_\_\_ .

This permit was issued this \_\_\_\_\_ of \_\_\_\_\_ .

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Daniel Sailland, MBA  
Chief Administrative Officer

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Chair of the Board of Directors